



PLANNING COMMISSION AGENDA

Thursday, December 19, 2013

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from Previous meeting

Old Business

1. PC 13-24 Site Plan Modification: Building Elevations and Additional Wall Signs and Freestanding Pylon Sign - 430 Coon Rapids Boulevard, Jack Ovick.
2. PC 13-30 Conditional Use Permit, Place of Worship, 10731 Hanson Blvd., North Point Church

New Business

3. PC 13-25, Zone Change MDR to LDR2, 26XX 128th Avenue, D and J Lawrence
4. PC 13-26, Preliminary Plat request for 10 single family lots, 128th Avenue and Coon Creek Boulevard, D. and J. Lawrence
5. Foley Boulevard Station Area Planning Update

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 12/19/2013

SUBJECT: Approval of Minutes from Previous meeting

Attachments

Draft November 21st Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF NOVEMBER 21, 2013

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Geisler at 6:30 p.m.

Members Present: Chair Jenny Geisler, Commissioners Cedric Lattimore, Jonathan Lipinski, Donna Naeve, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED (LATTIMORE ABSTAINED).

APPROVAL OF THE OCTOBER 17, 2013 REGULAR MINUTES

Commissioner Naeve requested a correction to the minutes noting Commissioner Schwartz had three corrections to the September 19th minutes. These corrections were noted for the record. She then requested a change to Page 2 of the October 17, 2013 minutes, clarifying her statement indicating she was offering information on the housing and was not requesting further comment from staff.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF OCTOBER 17, 2013, AS CORRECTED. THE MOTION PASSED (LATTIMORE ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 13-24 - SITE PLAN FOR 610 EXPRESS – 430 COON RAPIDS BOULEVARD – PUBLIC HEARING
-

The applicant has requested that this item be postponed to the December 19th Planning Commission meeting.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO CONTINUE THE PUBLIC HEARING TO THE DECEMBER 19, 2013 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

2. PLANNING CASE 13-28 - CONDITIONAL USE PERMIT – AUTO RENTAL FACILITY – 3325 124TH AVENUE – AVIS BUDGET GROUP – PUBLIC HEARING

It was noted the applicant is requesting a Conditional Use Permit for an auto rental facility located at 3325 124th Avenue (Pep Boys Auto Parts building). They will be sharing space with Pep Boys in the existing building. Staff reviewed the case further and recommended approval of the conditional use permit for an auto rental facility.

Chair Geisler opened and closed the public hearing at 6:36 p.m., as no one wished to address the Planning Commission.

Commissioner Naeve questioned if it would be appropriate to mark the parking spaces that would be designated for the auto rental facility. Planner Harlicker stated this could be added as a condition for approval.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 13-28, THE CONDITIONAL USE PERMIT FOR THE AUTO RENTAL FACILITY, WITH THE FOLLOWING CONDITION:

1. DESIGNATION OF PARKING SPACES BOTH ON SITE PLAN AND ON SITE.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

3. PLANNING CASE 13-30 – CONDITIONAL USE PERMIT – PLACE OF WORSHIP – 10731 HANSON BOULEVARD – NORTH POINT CHURCH – PUBLIC HEARING

It was noted the applicant is requesting a Conditional Use Permit to operate a place of worship in the building located at 10731 Hanson Boulevard. Staff reviewed the case in detail noting there were some concerns with the parking needs on this site. He discussed how the site would be altered to meet the City's parking requirements, and it was recommended the Commission approve the conditional use permit for a place of worship with conditions.

Commissioner Stevens questioned if the landscaping on this site would be upgraded. Planner Harlicker commented this would be addressed when the site was brought into compliance. He explained the Commission could add this as a condition for approval.

Assistant City Attorney Johnson explained a concern with this site was that there was currently pavement where it should not be. He indicated the pavement would have to be removed in order

for the landscaping to be completed. For this reason, he suggested the landscaping compliance align with the parking lot completion.

Commissioner Stephenson asked if the applicant had requested any signs along with the conditional use permit. Planner Harlicker stated this had not been done, and would require a separate application by North Point Church.

Chair Geisler opened the public hearing at 6:49 p.m.

Ron Touchette, 7078 East Fish Lake Road in Maple Grove, explained he was a representative of North Point Church. He thanked the Commission for considering North Point Church's application this evening. He then commended City staff for their efforts and assistance in preparing for this evening's meeting.

David DeVel, 13628 Hidden Creek in Andover, commented he was the Pastor of North Point Church. He discussed the plans for his church and congregation. He explained one goal for his church would be for the community to be a blessing to the City of Coon Rapids. He thanked the Commission for considering his request.

Mr. Touchette reported he and Pastor DeVel had met with the neighbors and these members of the community were excited to hear about the renovations proposed for the site. He commented one neighbor was interested in assisting with the landscaping along the rear property line. He then reviewed the proposed exterior improvements in further detail stating the site would be much more welcoming once the work was complete.

Linda Fish, 21401 Vail Street in Cedar, indicated she grew up in Coon Rapids. She discussed the service and outreach that would be provided to the community by North Point Church.

Chair Geisler closed the public hearing at 6:59 p.m.

Commissioner Naeve questioned if the conditional use permit requirements would remain in place if another church or business were to relocate onto the property. Assistant City Attorney Johnson stated this was the case.

Chair Geisler stated the proposed place of worship would be a great use for this site. Her only concern was with the ten year time limit that was being allowed to bring the property into compliance.

Commissioner Naeve explained she had the same concern.

Commissioner Schwartz did not recall the Planning Commission ever allowing a ten-year time period for a property to be brought into compliance. He was not comfortable with stretching this out to ten years.

Chair Geisler recalled allowing for extensions through seasons when necessary, but she too was surprised by the proposed ten year timeframe. She was in favor of having the front landscaping completed sooner than later.

Commissioner Naeve recommended the applicant submit a landscaping plan to the City with dates for the proposed improvements.

Chair Geisler requested the foundation plantings in this plan be required to be completed in 2014.

Commissioner Naeve questioned where staff came up with the ten year time period. Planner Harlicker stated this was a compromise reached with the applicant.

Community Development Director Nevinski reported the stormwater management issues would be addressed when the parking lot was redone.

Chair Geisler stated the amount of parking available onsite would allow for 132 seats. She questioned why staff was recommending the church be allowed to have 200 seats. Planner Harlicker reviewed the current number of parking spaces available, stating there were 39 existing spaces and 11 to the rear of the building.

Chair Geisler questioned what would be a reasonable timeline to bring the parking lot and site into compliance with City Code.

Commissioner Stephenson asked if the conditional use permit could be amended in the future if another church or office use were to relocate onto this site. Community Development Director Nevinski stated a conditional use permit could be amended if the needs of a property were to change.

Chair Geisler stated if the Commission was to proceed with an extended time period that this would remain with the property and not simply with the applicant. She expressed concern that precedence could be set by the Commission for future extension requests on non-conforming properties.

Commissioner Lipinski questioned if a time period could be extended. Assistant City Attorney Johnson indicated that all conditional use permits could be amended and would require review and approval by the Planning Commission.

Commissioner Schwartz requested further information on the rear parking area and how this area would be improved. Mr. Touchette commented the parking behind the fence was in poor condition. He explained the church was proposing to have this area repaired and replaced as soon as possible. This parking would not be utilized until the surface was improved. He further discussed the proposed improvements for the site both interior and exterior. He indicated the church district office was only willing to assist with a portion of the financing, which led the church to request the 10 year time period for the parking lot improvements. He commented the church had no problem with completing the mowing, sidewalk and foundation plantings in 2014.

Commissioner Stevens stated the 10 years still seemed excessive to her, but she suggested the Commission review which items would be completed within the next several years.

Commissioner Lattimore indicated the 10 year timeframe was too long for him to support. He recommended the site be brought in to compliance in two years. He reported the applicant could always come before the Commission and request an extension if necessary.

Commissioner Lattimore requested further information on how the fence would be improved. Mr. Touchette commented the fence along the railroad would be completely replaced while the fence within the parking lot would be removed, as it serves no purpose. He understood that the requested 10 years was a long time, but in the scheme of things, it would allow the congregation time to manage the numerous challenges on the site.

Commissioner Lattimore suggested Condition 5 be amended to coincide with the proposed improvements by the applicant.

Assistant City Attorney Johnson expressed concern that the Planning Commission was holding a site plan review of the proposed conditional use permit without a site plan. He indicated the Planning Commission was not in the business of redesigning buildings. He reported landscaping plans were not typically included with conditional use permit requests.

Chair Geisler stated this may be the case; however, there were concerns with getting the parking lot into compliance with City Code, which requires landscaping. Assistant City Attorney Johnson recommended the Commission put in the blanket condition stating the applicant shall apply with Title 11 of the City Code, to ensure that the property properly aligns with City Code.

Chair Geisler explained that at this point, the Commission did not support the recommendation of staff with the proposed timeframe, and she was seeking options the Commission was comfortable with to approve the conditional use permit.

Commissioner Naeve asked if any of the existing parking met City Code requirements. Community Development Director Nevinski commented there were a few locations where the parking met the setback requirements.

Commissioner Naeve questioned if the Commission was in favor of the proposed use occupying the building while also allowing the non-conforming issues to remain in place, for up to 10 years.

Commissioner Schwartz stated he would be reluctant to expand the compliance timeframe beyond 18 months.

Commissioner Stephenson suggested the Commission table action on this item and allow the applicant additional time to speak with staff regarding the conditional use permit and parking issues.

Mr. Touchette recognized the difficulty of the church's request. He discussed the unique circumstances of the site commenting these circumstances were not created by the applicant. He reported the expansion of Hanson Boulevard made the existing parking lot non-conforming. He expressed concern that the City would be requiring the church to install a \$100,000 parking lot in order to occupy the space. He discussed how this expense would greatly devalue the property.

Commissioner Stevens inquired if there was a way to establish language that would allow for an extended timeframe for this case without setting precedence.

Chair Geisler commented that perhaps the expansion of Hanson Boulevard could be referred to in this case, as this road construction project created the non-conforming parking lot. She stated that perhaps the conditional use permit could be approved requiring the building and landscaping be brought into compliance. She recommended this be reviewed further by staff prior to the Commission taking action on this case.

Commissioner Stephenson agreed with this suggestion.

Commissioner Naeve clarified that this property does have land available for additional parking.

Assistant City Attorney Johnson encouraged the Commission to limit the case to facts, which Chair Geisler was suggesting. He indicated the previous property owner would have been compensated by the County for the lost right-of-way, which created a non-conforming parking lot. He stated a phased site plan would be an option for this Planning Case and could be offered as a condition for approval. He explained the City could assist with this process. He recommended the Planning Commission then review the case in 24 or 36 months to assess how the applicant was progressing on the phased site plan.

Chair Geisler questioned if the applicant would like for the Commission to take a vote on the conditional use permit or table action to the next Planning Commission meeting.

Mr. Touchette stated the church was looking for a positive outcome and he was willing to work with staff to demonstrate the uniqueness of this site. He respectfully requested the Commission table action on this item and allow the church additional time to work with staff.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO TABLE ACTION ON PLANNING CASE 13-30 TO THE DECEMBER 19, 2013 PLANNING COMMISSION MEETING CONDITIONED ON THE APPLICANT WAIVING THE 60 DAY RULE. THE MOTION PASSED UNANIMOUSLY.

J.K. Strand, 4343 Juno Lane North in Plymouth, explained he was the Assistant Pastor at North Point Church. He indicated he has been in ministry for the past 50 years and church planning for the past 30 years. He commented this church planned to grow and through this growth, more money would be available. He thanked the Commission for their time and consideration this evening.

4. PLANNING CASE 13-29 – ORDINANCE AMENDMENT TO ADD SECTION 11-1600 ALTERNATIVE ENERGY SOURCES AND SYSTEMS – PUBLIC HEARING

It was noted the applicant is requesting an Ordinance amendment to establish Section 11-1600 Alternative Energy Sources and Systems and requirements governing wind energy conversion systems.

Chair Geisler opened and closed the public hearing at 7:53 p.m., as no one wished to address the Planning Commission.

Chair Geisler discussed several typos within the Code language. She recommended that Item H be reworded to ensure that WAC's are 15 feet from any structure for safety purposes. She recommended that staff review the language discussing building mounted WAC's.

Commissioner Stephenson suggested Item I be revised. Assistant City Attorney Johnson advised he would review this language.

Chair Geisler stated the total height allowable was described within the proposed code for each zoning district. She questioned if a definition should be included within the document for clarification. Planner Harlicker noted a definition was included on the last two pages of the document.

Commissioner Naeve was in favor of the code having additional language addressing building mounted WAC's. Planner Harlicker stated this would be addressed by State building code.

Commissioner Stephenson proposed the Commission discuss this code in further detail at a future work session meeting, given the number of concerns with the language.

Chair Geisler agreed with this suggestion.

Commissioner Naeve requested staff provide the Planning Commission with additional codes to review prior to the work session meeting.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER LIPINSKI, TO TABLE ACTION ON PLANNING CASE 13-29 TO A FUTURE WORK SESSION MEETING. THE MOTION PASSED UNANIMOUSLY.

5. CASE 13-27 – CODE CHANGE TO TITLE 11 REGARDING JUNK VEHICLES, NUMBER OF TRAILERS ALLOWED AND MINIMUM NUMBER OF STACKING SPACES FOR A DRIVE THRU WINDOW– PUBLIC HEARING

It was noted the applicant is requesting the Planning Commission consider a code change to address several Zoning Code issues relating to junk vehicles, number of trailers allowed and number of stacking spaces for a drive thru window.

Chair Geisler opened and closed the public hearing at 8:07 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LATTIMORE, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 13-27, THE CODE CHANGE FOR THE FOLLOWING:

1. AMEND THE SECTION 11-201 DEFINITION OF JUNK VEHICLE TO INCLUDE THE REQUIREMENT THAT CURRENT REGISTRATION MUST BE DISPLAYED AND 20 DAY TIME PERIOD FOR REPAIR WORK ON A VEHICLE.
2. ADD REGULATIONS FOR THE STORAGE OF JUNK VEHICLES TO SECTION 11-801.6 THE INDUSTRIAL DISTRICT.
3. AMEND SECTION 11-601.3 TO REMOVE THE STANDARD FOR TOTAL NUMBER OF TRAILERS ALLOWED AND AMEND SECTION 11-601.4 TO ADD THE STANDARD FOR TOTAL NUMBER OF TRAILERS ALLOWED.
4. AMEND SECTION 11-1207.7(4) TO ADD MINIMUM NUMBER OF STACKING SPACES FOR DRIVE THRU SERVICE WINDOWS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the December 3, 2013 City Council meeting.

OTHER BUSINESS

Community Development Director Nevinski provided an update on current development.

ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO ADJOURN THE MEETING AT 8:14 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 12/19/2013

Subject: PC 13-24 Site Plan Modification: Building Elevations and Additional Wall Signs and Freestanding Pylon Sign - 430 Coon Rapids Boulevard, Jack Ovick.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval to change the building elevations and add a pylon sign. The building elevations were approved by the Planning Commission in 2001 as part of the site plan approval and conditional use permit for the convenience store. The existing monument sign was approved in 2002. Additionally, the applicant is requesting design and use flexibility to enable additional signage on the site and building.

ACTIONS

Conduct public hearing

Recommendation by Planning Commission

Decision City Council on: January 21

60 DAY RULE

The applicant submitted this application on: September 9

To comply with the requirements of Minnesota Statute §15.99, the applicant has waived the 60 day requirement to allow for Council action on January 21, 2014

LOCATION

The property is located at 430 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Convenience store	Commercial Mixed Used	PORT and PUD, River Rapids Overlay
North	Coon Rapids Blvd and office building	Commercial Mixed Used	PORT, River Rapids Overlay
South	Hotel	Commercial Mixed Used	PORT and PUD, River Rapids Overlay
East	Vacant	Commercial Mixed Used	PORT and PUD, River Rapids Overlay
West	Highway 610	N/A	N/A

DISCUSSION

Background

In 2001 the Commission approved a site plan and conditional use permit for a convenience store and carwash. In 2009 the Commission approved changes to the carwash that converted it to a drive thru window for a future restaurant. The applicant completed most of the remodeling; however, the new tenant, Steak and Shake restaurant, would like to brand the building and incorporate their corporate colors and signage into the exterior of the building.

Additionally, the applicant is requesting design and use flexibility regarding signage. They are requesting additional wall signage and a second freestanding pylon sign. Typically, variances are required for additional signage; however, because this site is in a PORT, the more appropriate avenue for relief is use and design flexibility.

Changes to the Exterior of the Building

The applicant is proposing to install facade changes to their building at 430 Coon Rapids Boulevard. The property is in Port Evergreen and is within the River Rapids Overlay District. The existing concrete block exterior will be not be changed. The newly exposed walls of the old carwash will be stucco to match the existing block walls. The proposed changes affect the fascia on the east, west, north and south sides. The applicant is proposing to change the color from white to red and black, and raise portions of it to accommodate new signage. The changes were compared to the applicable design guidelines found in Section 11-1003.11

The applicant is not proposing to change the type of materials used on the fascia; the existing fascia consists of white metal panels. However, they are proposing to change the color from white to red and black to match the corporate colors. They are also modifying the shape of the canopy on the front elevation and adding a raised portion to the fascia on the north and rear elevations. The roof will be repainted a light grey. The proposed materials are consistent with the design guidelines found in Section 11-1003.11.

East or Front Elevation

The changes proposed for this elevation include squaring off the triangle canopy above the front doors. The existing white fascia band and new canopy will be covered with red metal panels with a black band one foot wide below the red panels.

North Elevation or Coon Rapids Boulevard Side

The changes proposed for this elevation include increasing the fascia height three feet over a 27 foot section to accommodate signage. The fascia along the entire side will be changed to the corporate red and black bands.

West Elevation or Highway 610 Side

The changes proposed for this elevation include increasing the fascia height eight feet above the drive thru window, changing the fascia color to red and black, and adding the red metal panel on the wall surrounding the drive thru window. The changes to the fascia are continued across the entire facade.

South Elevation facing the Motel

The changes proposed for this elevation include changing the fascia to the corporate red and black. No other changes are proposed for this side.

Signage

The applicant is requesting use and design flexibility regarding additional wall signs and a second freestanding pylon sign.

Wall Signs

Code allows unlimited number of wall signs not to exceed two walls per building. The size is limited to 80 square feet or 10% of the wall area to which it is attached, whichever is greater. The applicant is proposing wall signs on three walls, the front side, Coon Rapids Boulevard side and the Highway 610 side. They are proposing wall signage on three walls so that the business is visible from Highway 610 and Coon Rapids Boulevard. The sign area is in compliance with code. However, the number of walls on which the signage is proposed is three, exceeding the number allowed by code. Use flexibility, with respect to the number of walls on which the signs are located, is being requested. It may be granted if the applicant demonstrates the following:

- (a) The modification significantly advances the intent of this Section;
- (b) The modification is necessary to develop the property in an efficient, well-organized way; and
- (c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.

Staff does not believe the applicant has demonstrated that they meet the above findings. Signage on the front and rear of the building would be visible from the Highway 610 ramp and Coon Rapids Boulevard and comply with code. The existing monument sign provides visibility from both directions of Coon Rapids Boulevard.

Freestanding Sign

The applicant is proposing a 40-50 foot tall freestanding pylon sign along Coon Rapids Boulevard adjacent to the Highway 610 exit ramp. The applicant is requesting the pylon sign to gain visibility from Highway 610 and better visibility from Coon Rapids Boulevard. Code allows one monument sign per property. There is an existing monument sign along Coon Rapids Boulevard near the entrance to the site. The applicant is requesting both **use and design flexibility** regarding a second freestanding sign. Use flexibility is requested with respect to allowing a second freestanding sign, and design flexibility because a pylon sign is proposed.

Use flexibility may be granted if the applicant demonstrates the following:

- (a) The modification significantly advances the intent of this Section;
- (b) The modification is necessary to develop the property in an efficient, well-organized way; and
- (c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.

The sign is being proposed to provide better visibility from Highway 610. However, the sign proposal is not in alignment with the policies and standards for Coon Rapids Boulevard and staff does not believe the applicant has satisfied the standards for granting use flexibility. Specifically, the applicant has not demonstrated how the proposed sign will a) advance the intent of the code, b) is necessary to develop the property efficiently, or c) provide amenities or mitigate development effects.

Design flexibility may be approved provided the applicant demonstrates an alternative approach to meeting the design standards is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section. Staff does not believe the desire for better visibility from Highway 610 meets these standards. Specifically, the applicant has not demonstrated how the proposed sign will respond to sight conditions, better integrate uses or add public amenities, or will advance the intent of the code.

RECOMMENDATION

In Planning Case 13-24, the Planning Commission recommend the following:

1. Building Elevations

Approve the proposed modifications to the building.

2. Signs - Use Flexibility

Deny the request for **use flexibility**. Section 11-903.12 states that use flexibility may be approved provided the applicant meets the following findings:

- (a) The modification significantly advances the intent of this Section;
- (b) The modification is necessary to develop the property in an efficient, well-organized way; and
- (c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.

The sign proposal is not in alignment with the policies and standards for Coon Rapids Boulevard and staff does not believe the applicant has satisfied the standards for granting use flexibility. Specifically, the applicant has not demonstrated how the proposed sign will a) advance the intent of the code, b) is necessary to develop the property efficiently, or c) provide amenities or mitigate development effects.

3. Signs - Design Flexibility

Deny the request for **design flexibility**. Section 11-903.12 states that design flexibility may be approved provided the applicant demonstrates such modification is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.

The desire for better visibility from Highway 610 is not sufficient to meet the standards for granting design flexibility. Specifically, the applicant has not demonstrated how the proposed sign will respond to sight conditions, better integrate uses or add public amenities, or will advance the intent of the code.

Attachments

Location Map

Existing Front Elevation

Existing Rear Elevation

Existing Side Elevation

Proposed Elevations

Site Plan with Proposed Sign Location

Location Map





DONUT AND
COFFEE
ONLY \$1.75

BEER
PROPANE

OPEN

610 EXPRESS
430 Coon Rapids Blvd.
763-780-8484

ATM
HERE

10/01/2013 14:20



10/08/2013 14:59



10/07/2013 10:38



DRAWINGS BY
MARCUS RITLAND



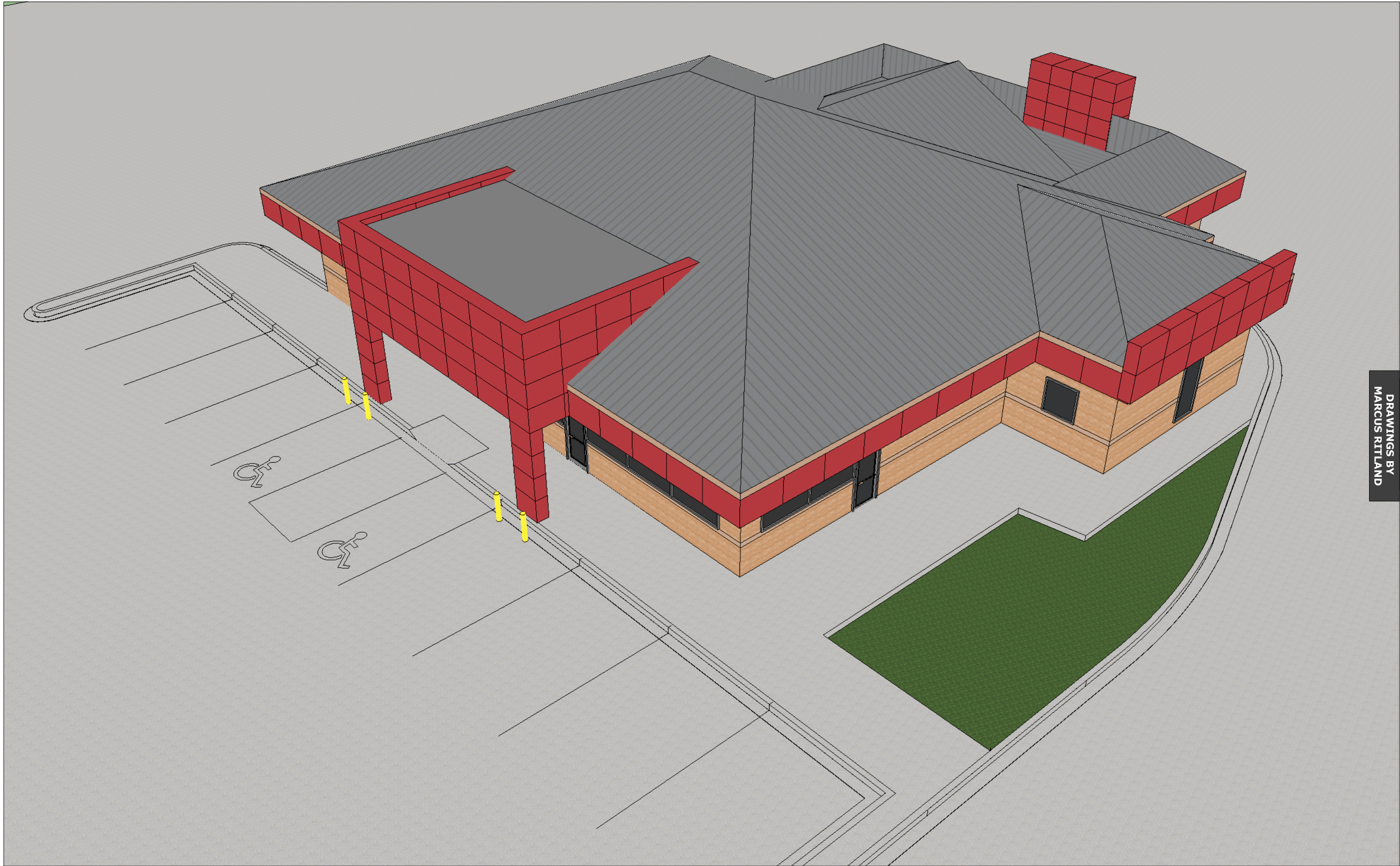
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MARCUS RITLAND

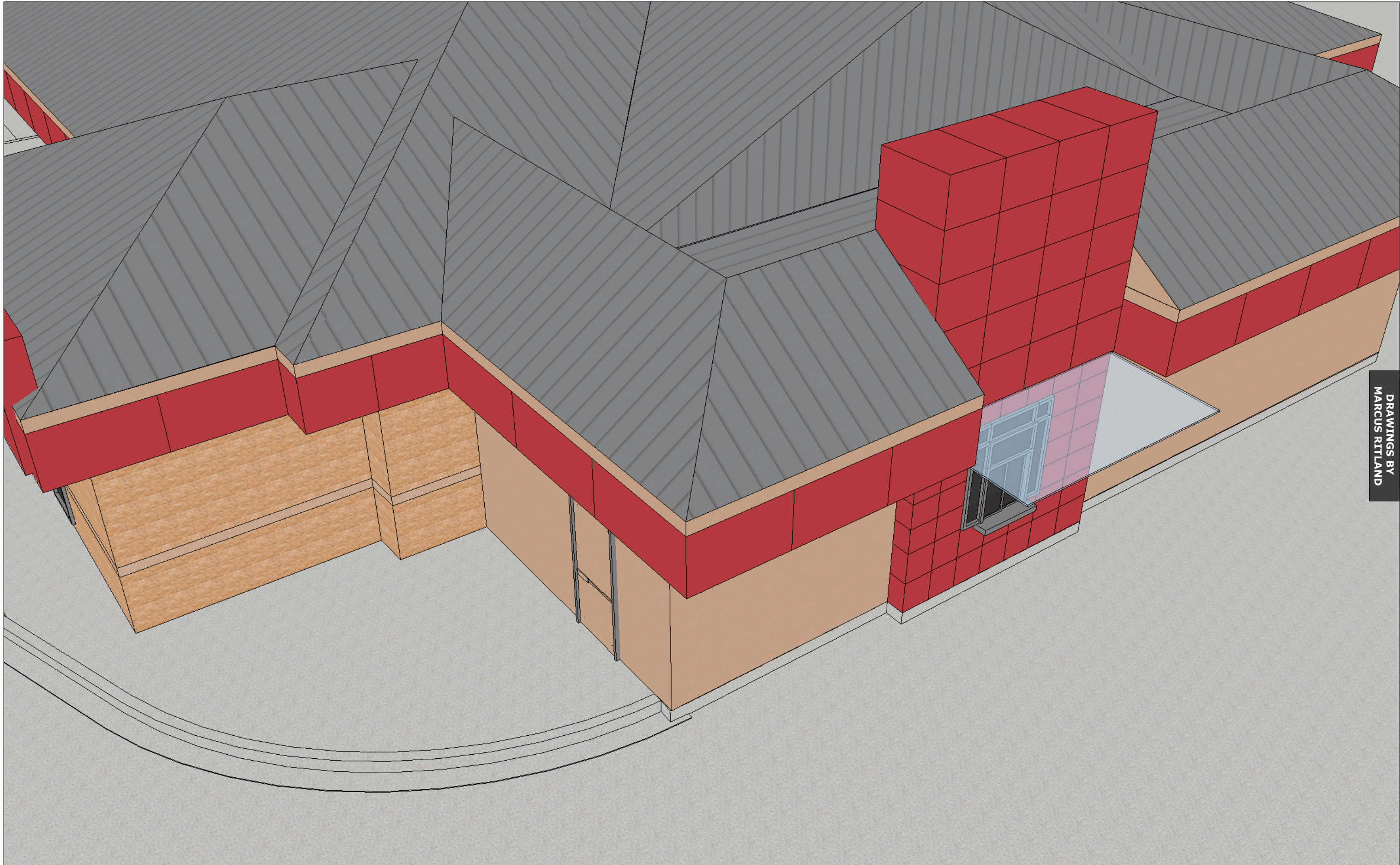


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MARCUS RITLAND



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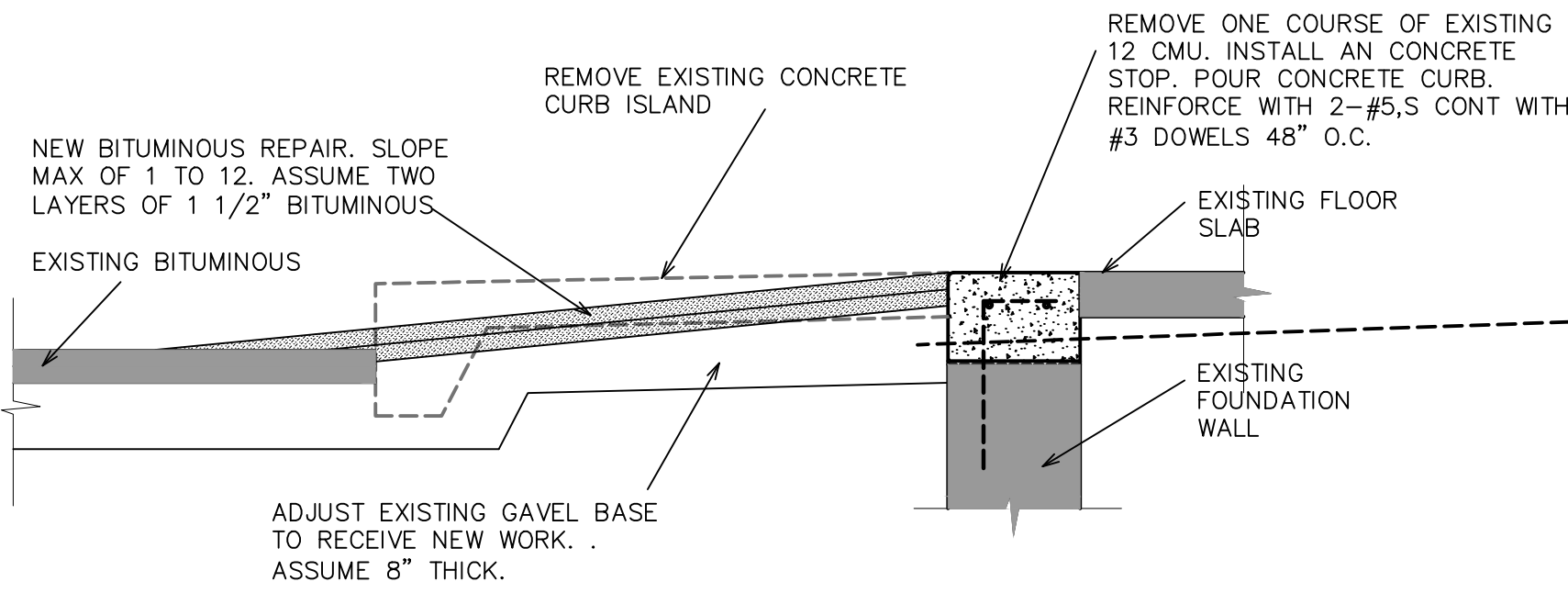




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MARCUS RITLAND

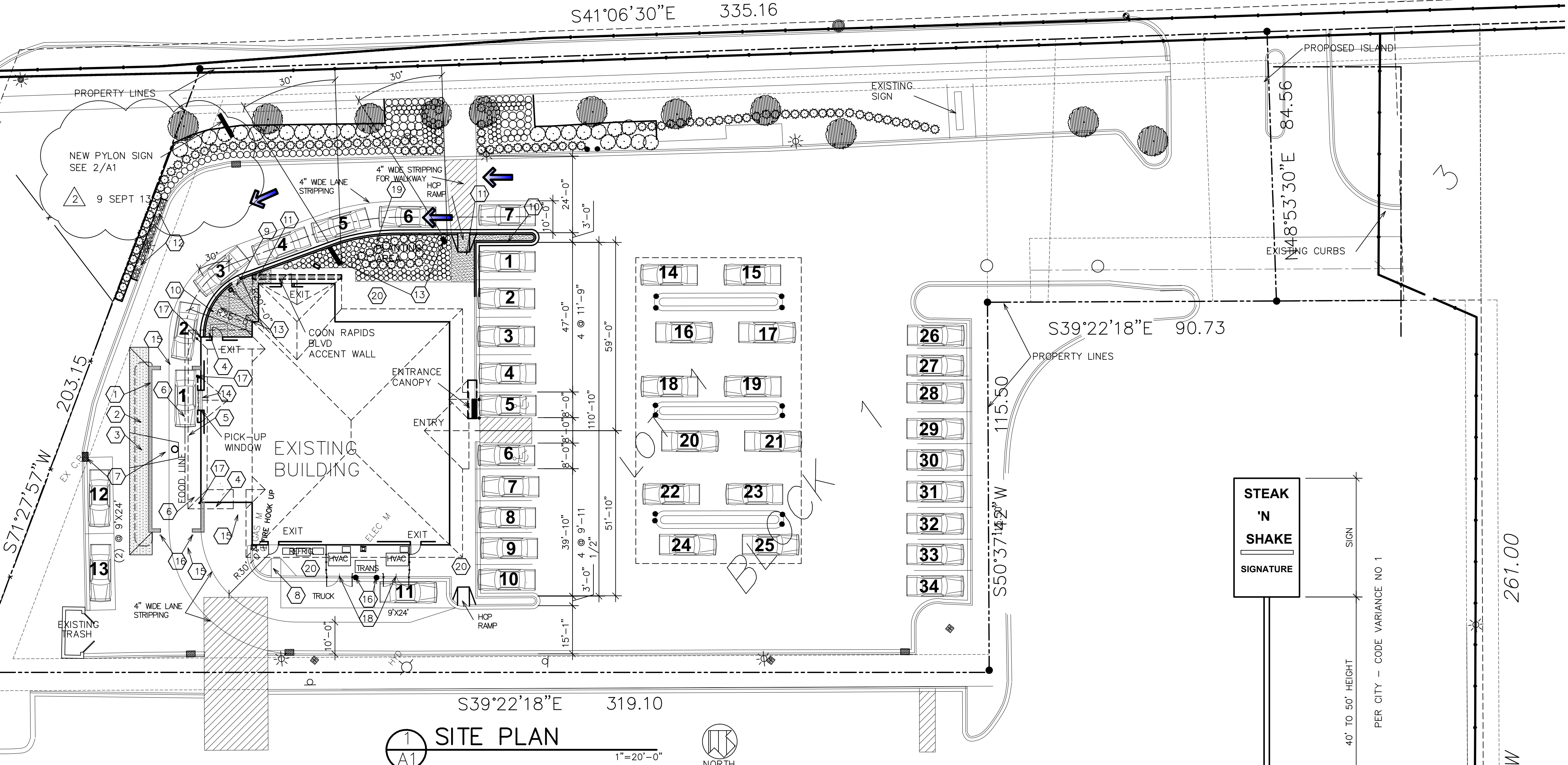
SITE PLAN KEY NOTES

- 1
- EXISTING CONDITION IS TOP OF OLD FOUNDATION WALL IS FLUSH WITH EXISTING FLOOR SLAB. REMOVE ONE EXISTING 12" BLOCK COURSE. POUR CONCRETE STRIP IN TRENCH. MAKE MINOR SLOOPS TO FINISH FLUSH WITH ADJACENT SURFACES. TRENCH SHOWN SHADED.
- 2
- REMOVE EXISTING CONCRETE CURB ISLAND. REPLACE WITH BITUMINOUS SLOPING UP TO TOP OF THE NEW POURED CURB. APPROXIMATELY 6" +/- . SEE DETAIL 2/A1.
- 3
- PROVIDE A BITUMINOUS TRENCH CONTINUATION OF THE CONCRETE TRENCH AS NOTED BELOW.
- 4
- 24" ROOF OVERHANG LINE
- 5
- 4'-0" ROOF OVERHANG LINE
- 6
- EXISTING CAR WASH SLAB REMAINS
- 7
- EXISTING WASH SLAB DRAINS TO A MIDDLE DRAIN SYSTEM. EXISTING DRAIN TO BE CLOSED UP. FROM EXISTING DRAIN, CUT TRENCH IN EXISTING SLAB. POUR NEW CONCRETE TRENCH SO WATER RUNS TO EXISTING CURB DRAIN.
- 8
- CUT OUT CONCRETE WALK TO CONSTRUCT NEW HANDICAP CURB RAMP. 1 TO 12 RAMP SLOPE - 1 TO 10 SIDE SLOPE.
- 9
- HANDICAP CURB RAMP / SLAB - 1 TO 12 RAMP SLOPE / 1 TO 10 SIDE SLOPE. TAPER SLAB TO 1 TO 20 TO NEW STOOP PER DETAIL J8 ON S1.1.
- 10
- NEW CONCRETE CURB (SHOWN DARKER)
- 11
- REMOVE EXISTING CONCRETE DRIVE, WALK AND/OR BITUMINOUS TO CONSTRUCT NEW DRIVE AND CONCRETE WALK AREA
- 12
- REMOVE EXISTING VACUUMS
- 13
- ORDER BOARD & SPEAKER BOX PER SP001 & SP002. MAXIMUM ANGLE OF 60 DEGREES TO COON RAPIDS BLVD.
- 14
- PICK UP WINDOW
- 15
- EXISTING CONCRETE APRON REMAINS
- 16
- EXISTING BOLLARDS AT TRANSFORMER TO REMAIN. BOLLARDS AT CAR WASH TO BE CUT FLUSH W/ SLAB, GRIND SMOOTH, PATCH.
- 17
- NEW BOLLARD
- 18
- NEW CHAIN LINK FENCE 6'-0" HI WITH METAL SLATS. 8'-0" CHAIN LINK GATE WITH SLATS. PROVIDE LOCKABLE HARDWARE.
- 19
- REMOVE EXISTING CONCRETE AND BITUMINOUS DRIVE AS REQUIRED TO INSTALL NEW LANDSCAPE AREA. LANDSCAPE N.I.C.
- 20
- EXISTING SIDEWALK AND CURB



COON RAPIDS BLVD. (C.S.A.H. NO. 3)

STATE TRUNK HIGHWAY NO. 610 RAMP



2 NEW PYLON SIGN
NO SCALE

9 SEPT 13

SIGN CONTRACTOR TO
SUBMIT PER SIGN CODE

CONSTRUCTION CONSULTANTS, INC.
6433 RYAN AVE. SOUTH
MINNEAPOLIS, MN 55435
(612) 998-4890 FAX (952) 285-6400

RENOVATIONS FOR:
SHELL GAS STATION, CONVENIENCE STORE
AND STEAK 'N SHAKE
COON RAPIDS BLVD., COON RAPIDS, MN 55433

Date 9 SEPT 13 Reg. No. 9352
I hereby certify that this plan, specification,
or report was prepared by me or under my
supervision and that I am a duly
Licensed Architect
under the laws of the State of Minnesota
JAN OUEL

SITE PLAN
comm039222 date 9/31/12
drawn WALL checked JLO
revised 9 SEPT 2013

A

1



Planning Commission Regular

2.

Meeting Date: 12/19/2013

Subject: PC 13-30 Conditional Use Permit, Place of Worship, 10731 Hanson Blvd., North Point Church

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a conditional use permit to operate a place of worship in the building located at 10731 Hanson Boulevard.

ACTIONS

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: October 18, 2013

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day requirement to February 15, 2014

LOCATION

The property is located at 10731 Hanson Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant Building	Office	Office
North	Railroad racks	N/A	N/A
South	Park	Conservancy	LDR2
East	Hanson Boulevard	N/A	N/A
West	Single Family Home	LDR2	LDR2

DISCUSSION

At the Planning Commission meeting held on November 21st the Commission postponed action on this item to the December 19th meeting. Discussion focused on the timing of the improvements to bring the site into compliance with current setback, curb and gutter and landscaping requirements. The existing parking along 108th Avenue and Hanson Boulevard does not comply with city code requirements for concrete curb and gutter and a 20 foot setback from the property lines.

The November proposal included a five year time frame for the applicant to make the necessary improvements to bring the site into compliance with current code. The Commission was not comfortable with that long a time frame. City staff met with the applicant's engineer to discuss the required improvements. He was then going to go back to

the applicant with a cost estimate for the installation of those improvements.

Staff has not heard back from the applicant regarding the engineer's estimates and how it will affect their moving forward with the project. Staff is recommending that the Commission postpone action on this item to the January meeting. The 60 day rule has been extended 60 days to February 15, 2014.

RECOMMENDATION

In Planning Case 13-30, the Commission postponed action on this item to the January 16, 2014 meeting.



Planning Commission Regular

3.

Meeting Date: 12/19/2013

Subject: PC 13-25, Zone Change MDR to LDR2, 26XX 128th Avenue, D and J Lawrence

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a zone change from Moderate Density Residential (MDR) to Low Density Residential 2 (LDR2). The zone change is needed so that the zoning is consistent with the lands use designation and so it can be included a proposed single family lot subdivision.

ACTIONS

Conduct a public hearing

Recommendation by Planning Commission

Introduction by City Council on: January 21, 2013

60 DAY RULE

The applicant submitted this application on: October 9, 2013

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day requirement to February 11, 2014

LOCATION

The property is located on the south side of 128th Avenue, west of Coon Creek Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Low Density Residential	Moderate Density Residential
North	Vacant	Low Density Residential	Low Density Residential 2
South	Church	Institutional	Low Density Residential 2 and Moderate Density Residential
East	Church	Institutional	Moderate Density Residential
West	Vacant	Low Density Residential	Low Density Residential 2

DISCUSSION

Background

The applicant owns 17.2 acres on the south side of 128th Avenue, west of Coon Creek Boulevard. Most of the property is zoned LDR2; however, 1.49 acres along 128th Avenue is zoned MDR. The applicant is requesting that the portion of their property that is currently zoned MDR be changed to LDR2. The area to be rezoned is included in a subdivision request to plat 10 single family lots along 128th Avenue. The subject property has a land use designation of Low Density Residential.

Analysis

Prior to 1990 the property was zoned LDR2. Between May of 1990 and February of 1992 the property was rezoned to MDR. The MDR zone includes most of the church property to the east and a small portion of their applicant's property. The proposed rezoning would accomplish three things; it will make the zoning consistent with land use designation, solve the issue of split zoning, the entire 17 acres of the applicant's property will be zoned LDR2 and the rezoning will allow the property to be included in the proposed single family lot subdivision.

RECOMMENDATION

In Planning Case 13-25, the Planning Commission recommend approval of the proposed zone change from Moderate Density Residential to Low Density Residential 2 based on the following findings:

1. The proposed rezoning to Low Density Residential 2 is consistent with the land use designation of Low Density Residential.
2. The proposed rezoning is compatible with the adjacent land uses and zoning.
3. The proposed rezoning would not have an adverse impact on the area.

Attachments

Location Map

Zoning Map

Land Use Map

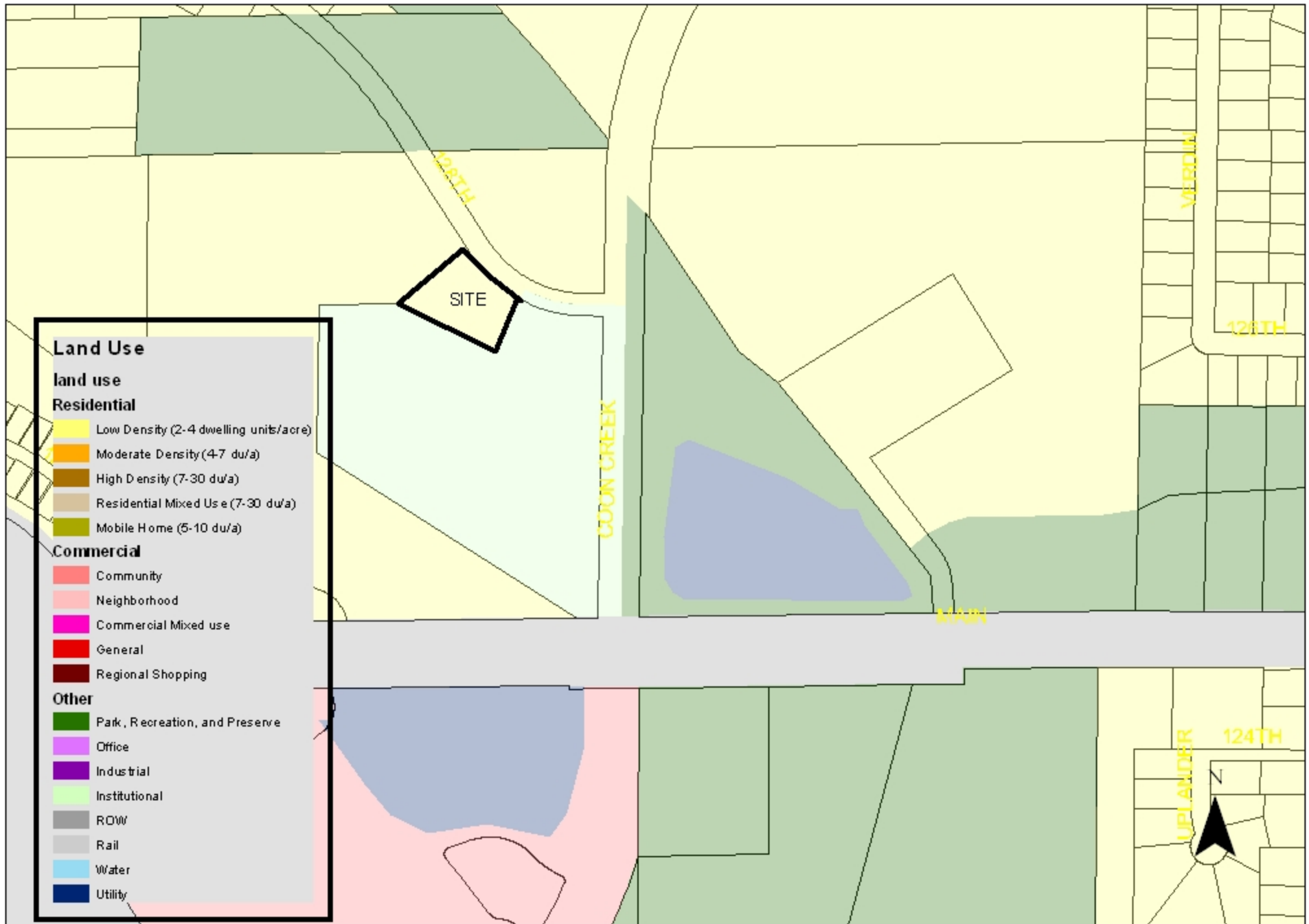
Location Map



Zoning Map



Land Use Map





Planning Commission Regular

4.

Meeting Date: 12/19/2013

Subject: PC 13-26, Preliminary Plat request for 10 single family lots, 128th Avenue and Coon Creek Boulevard, D. and J. Lawrence

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval for Lawrence Estates. The proposed plat includes 10 single family lots on the north and south sides of 128th Avenue, west of Coon Creek Boulevard.

ACTIONS

Conduct of public hearing

Recommendation by Planning Commission

Decision City Council on: February 5, 2014

60 DAY RULE

The applicant submitted this application on: October 9, 2013

To comply with the 120-day consideration requirement, the City must make a decision by: February 11, 2014

LOCATION

The property is located on the north and south sides of 128th Avenue west of Coon Creek Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Low Density Residential	Low Density Residential 2
North	Vacant	Low Density Residential	Low Density Residential 2
South	Vacant and Townhomes	Low Density Residential	Low Density Residential 2
East	Church and Coon Creek Boulevard	Institutional	Moderate Density Residential
West	Vacant	Low Density Residential	Low Density Residential 2

DISCUSSION

Background

The applicant owns 17.2 acres on the south side of 128th Avenue and 2.9 acres on the north side. They are proposing to plat six lots along the south side of 128th street and four lots on the north side. Much of the property on both sides of 128th Avenue is wetland and floodplain. Wetland and flood plain mitigation will be required to make eight of the lots buildable. All of the lots front on 128th Avenue to minimize the amount of mitigation required. The applicant has also applied for a zone change from Moderate Density Residential to Low Density Residential 2 (PC13-25) for a portion of the property on the south side of 128th Avenue that is being considered concurrently with this plat. Sewer and water are located under 128th Avenue and are available to the proposed lots.

Analysis

Lots on South Side of 128th Street

There are six lots proposed on the 17.2 acres located on the south side of 128th Avenue and all six lots front on the street. The lots comply with the dimensional requirements of the LDR2 zoning district. They range in width from 85 feet to 90 feet and range in size from 17,188 square feet to 21,752 square feet. Most of the wetland and floodplain will be platted as a 14.6 acre outlot.

Lots on North Side of 128th Street

There are four lots proposed on the 2.9 acres located on the north side of 128th Avenue and all four lots front on the street. The lots comply with the dimensional requirements of the LDR2 zoning district. They range in width from 85 feet to 103 feet and range in size from 10,988 square feet to 12,717 square feet. Most of the wetland and floodplain will be platted as a 1.85 acre outlot.

Wetland and Floodplain Mitigation

The applicant has been working with the Coon Creek Watershed on wetland and floodplain mitigation. As a result of those discussions and soil borings, two lots were eliminated from the north side of 128th Avenue resulting in the four lots as proposed. Successful implementation of the mitigation plans should be a condition of approval.

Park Dedication

Park dedication for 10 lots in the amount of \$20,000 (\$2,000 x 10 lots) is required prior to releasing the plat for recording.

RECOMMENDATION

In Planning Case 13-26, the Planning Commission recommend approval of the preliminary plat for Lawrence Estates with the following conditions:

1. The proposed rezoning in PC13-25 is approved by the City Council.
2. One street tree per lot is planted prior to issuance of a Certificate of Occupancy.
3. The applicant implement all requirements and conditions of the wetland and floodplain mitigation permits.
4. All comments of the City Engineer be addressed.
5. Park dedication in the amount of \$20,000 be paid prior to releasing the plat for recording.
6. Execution of a development agreement with the City.

Attachments

Location Map

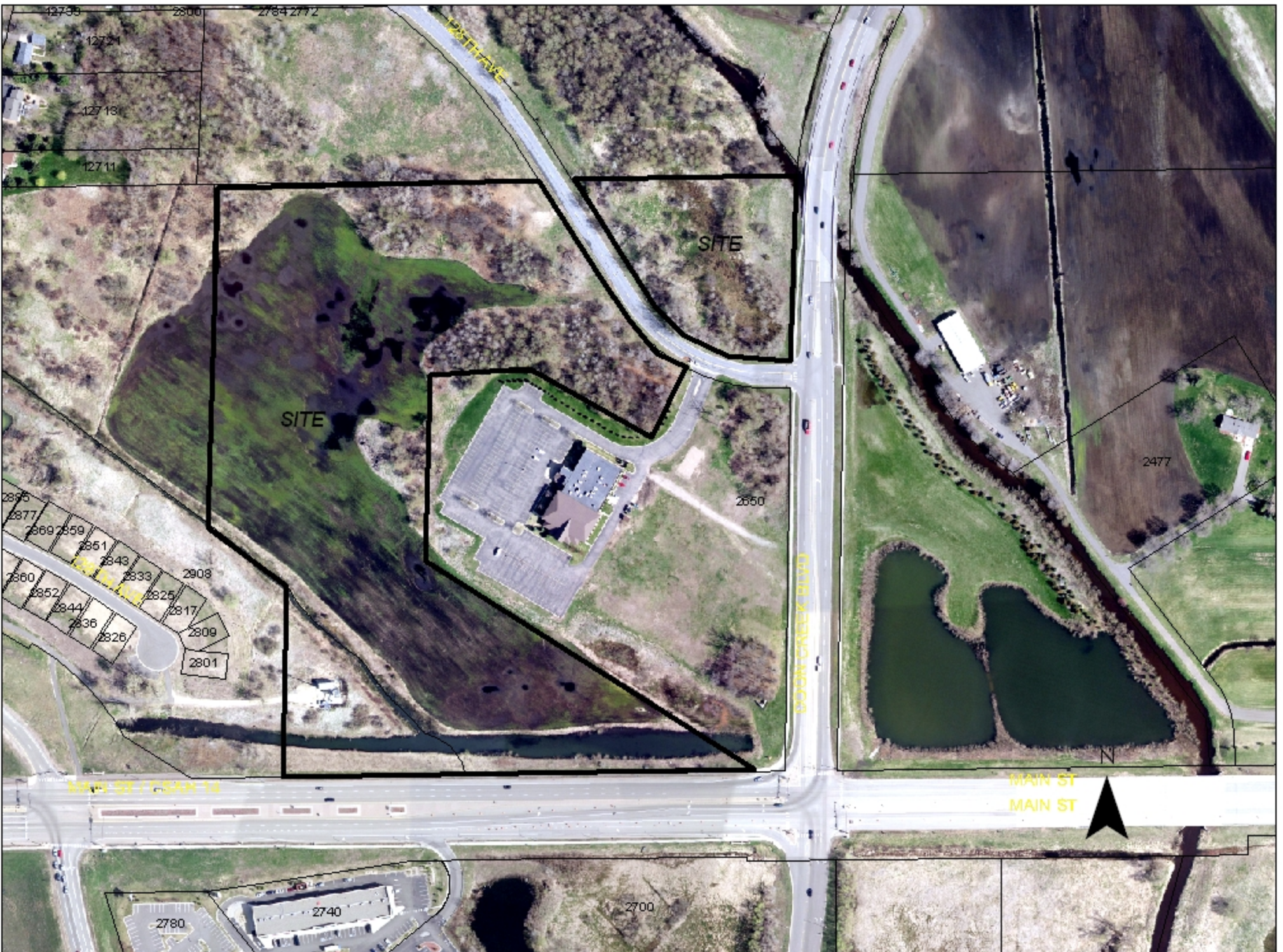
Preliminary PLat

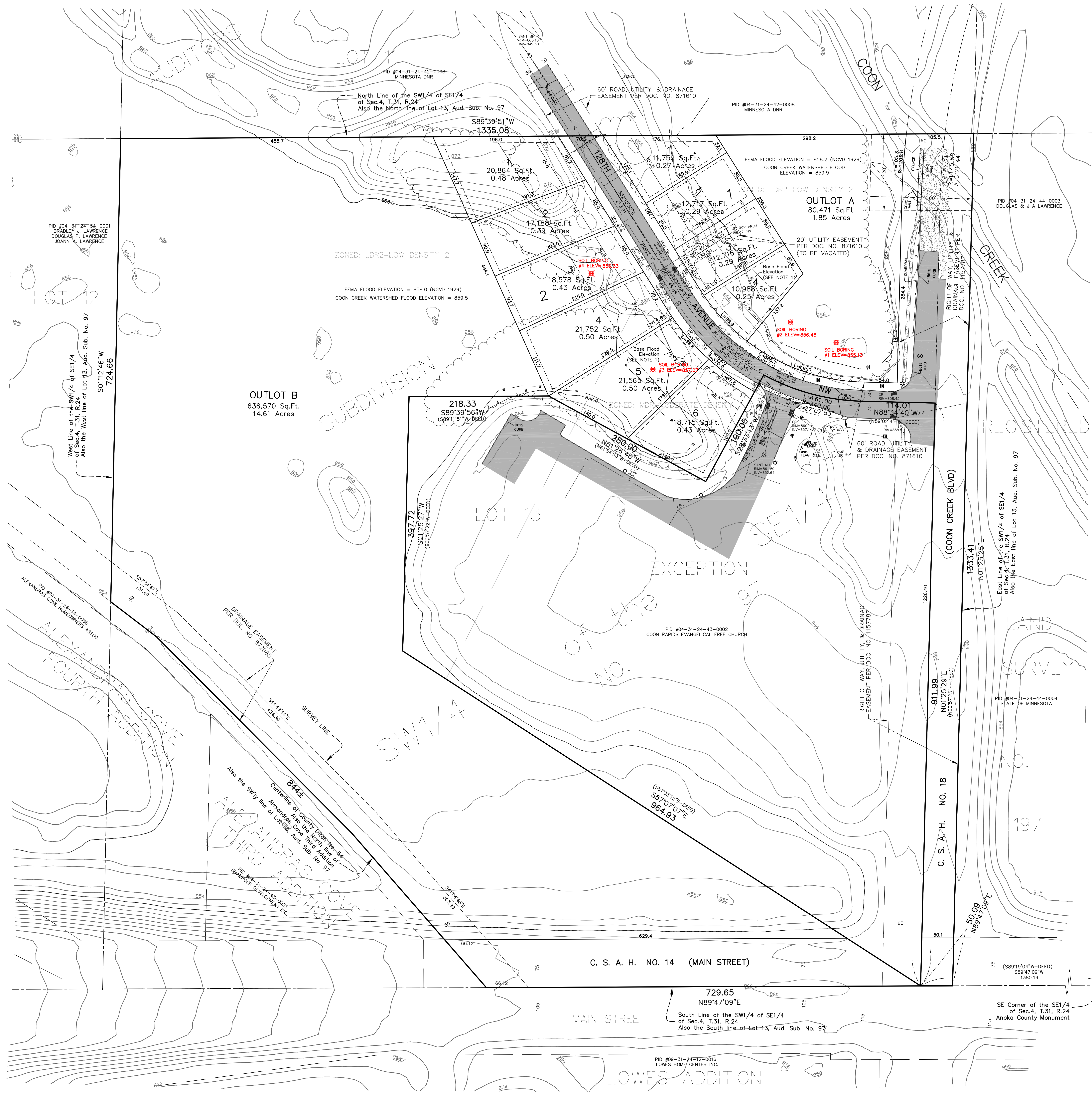
Grading Plan

Utility Plan

Engineer's Memo

Location Map





DESCRIPTION OF PROPERTY

The Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota.

EXCEPT

That part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the south line of said Southeast Quarter distant 1380.19 feet westerly of the southeast corner thereof, for the purposes of this description said south line is assumed to bear South 89 degrees 19 minutes 19 seconds East, distance of 191.99 feet; thence North 89 degrees 19 minutes 19 seconds East, distance of 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West a distance of 114.01 feet; thence northwesterly a distance of 161.00 feet along a tangential curve concave to the northeast, having a radius of 100.00 feet, distant 0.87 minutes 57 seconds East, distance of 100.00 feet; thence North 89 degrees 08 seconds West, not tangent to said curve, a distance of 190.00 feet; thence North 61 degrees 54 minutes 05 seconds West a distance of 280.00 feet; thence South 89 degrees 11 minutes 51 seconds West a distance of 100.00 feet; thence South 89 degrees 57 minutes 57 seconds West a distance of 100.00 feet; thence South 89 degrees 57 minutes 35 seconds West, distance of 964.93 feet to the point of beginning. (Also being part of Lot 13, AUDITOR'S SUBDIVISION NO. 97).

ALSO EXCEPT

ALEXANDRAS COVE THIRD ADDITION, according to said plat on file and of record in the office of the County Recorder, Anoka County, Minnesota.

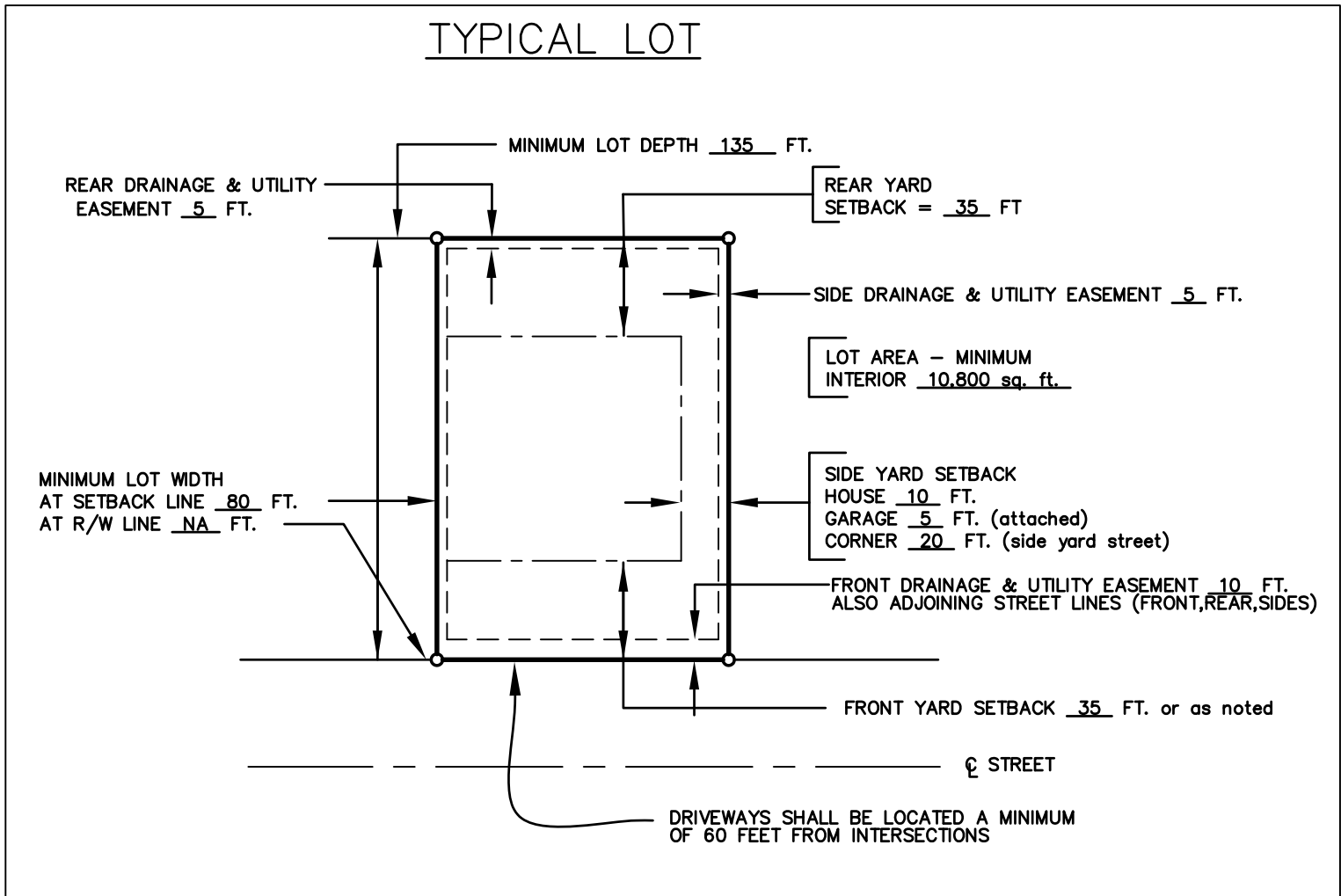
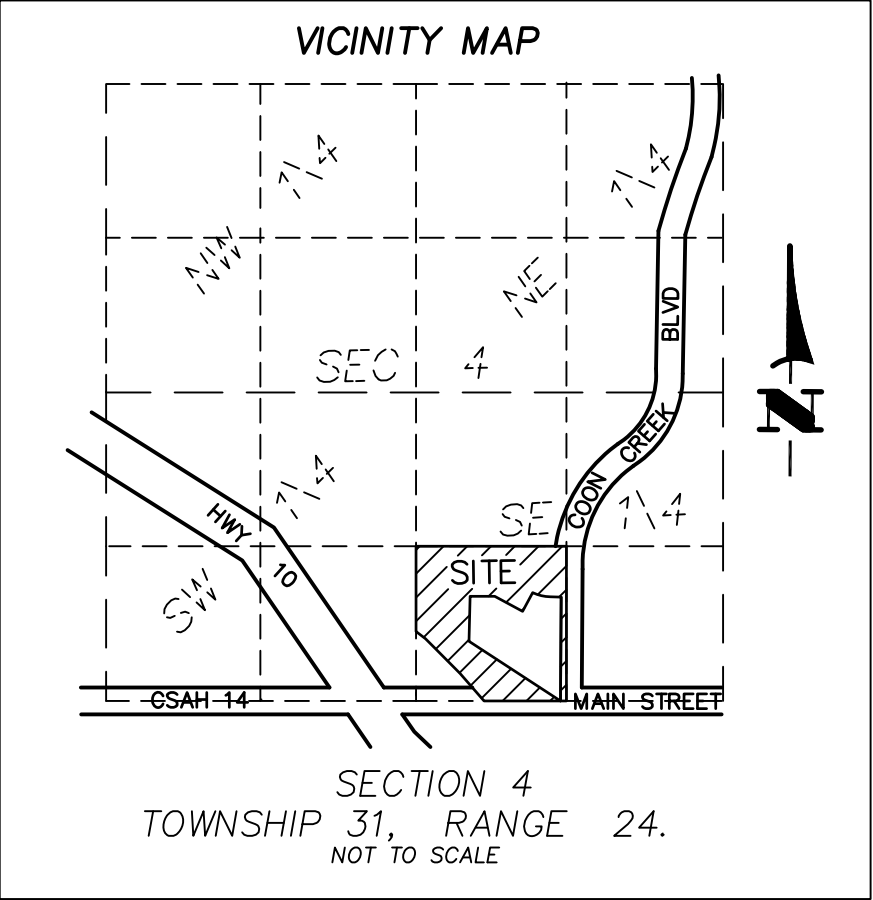
DESCRIPTION OF PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 871610 TO BE VACATED:

A strip of land 20.00 feet wide, the centerline of said strip being described as follows:

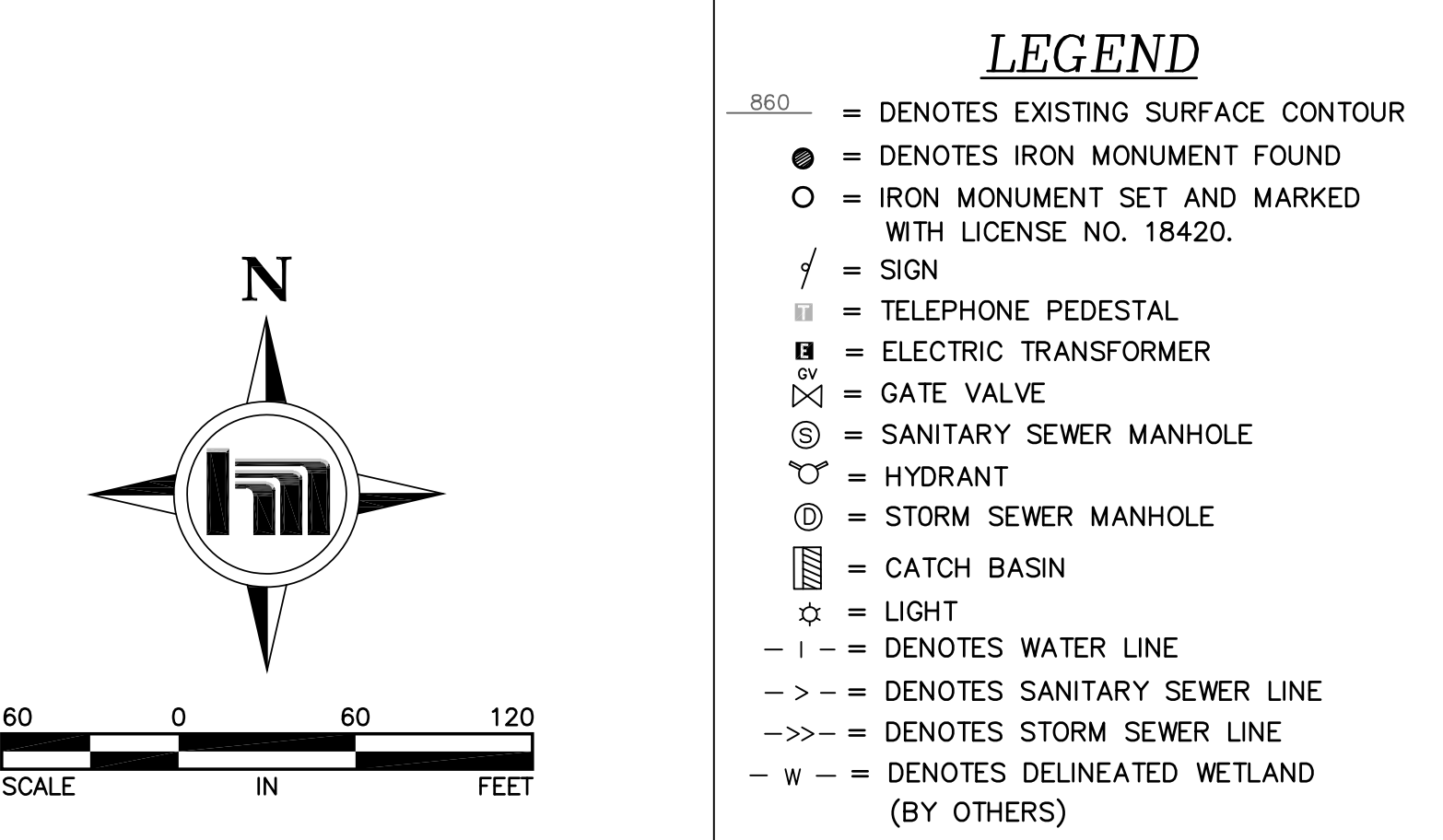
Commencing at the southeast corner of the Southeast Quarter of Section 4, Township 31 North, Range 24 West of the 4th Principal Meridian, Anoka County, Minnesota; thence South 89 degrees 19 minutes 04 seconds East along the south line of said Southeast Quarter for 1380.19 feet; thence North 00 degrees 57 minutes 25 seconds East for 911.99 feet; thence North 89 degrees 02 minutes 45 seconds West for 114.01 feet; thence northwesterly a distance of 334.64 feet along a tangential curve concave to the northeast, having a radius of 340.00 feet and a central angle of 56 degrees 23 minutes 35 seconds; thence North 32 degrees 39 minutes 00 seconds West for 48.86 feet to the point of beginning of the centerline to be described; thence North 57 degrees 21 minutes 00 seconds East for 130.00 feet and said centerline there terminating.

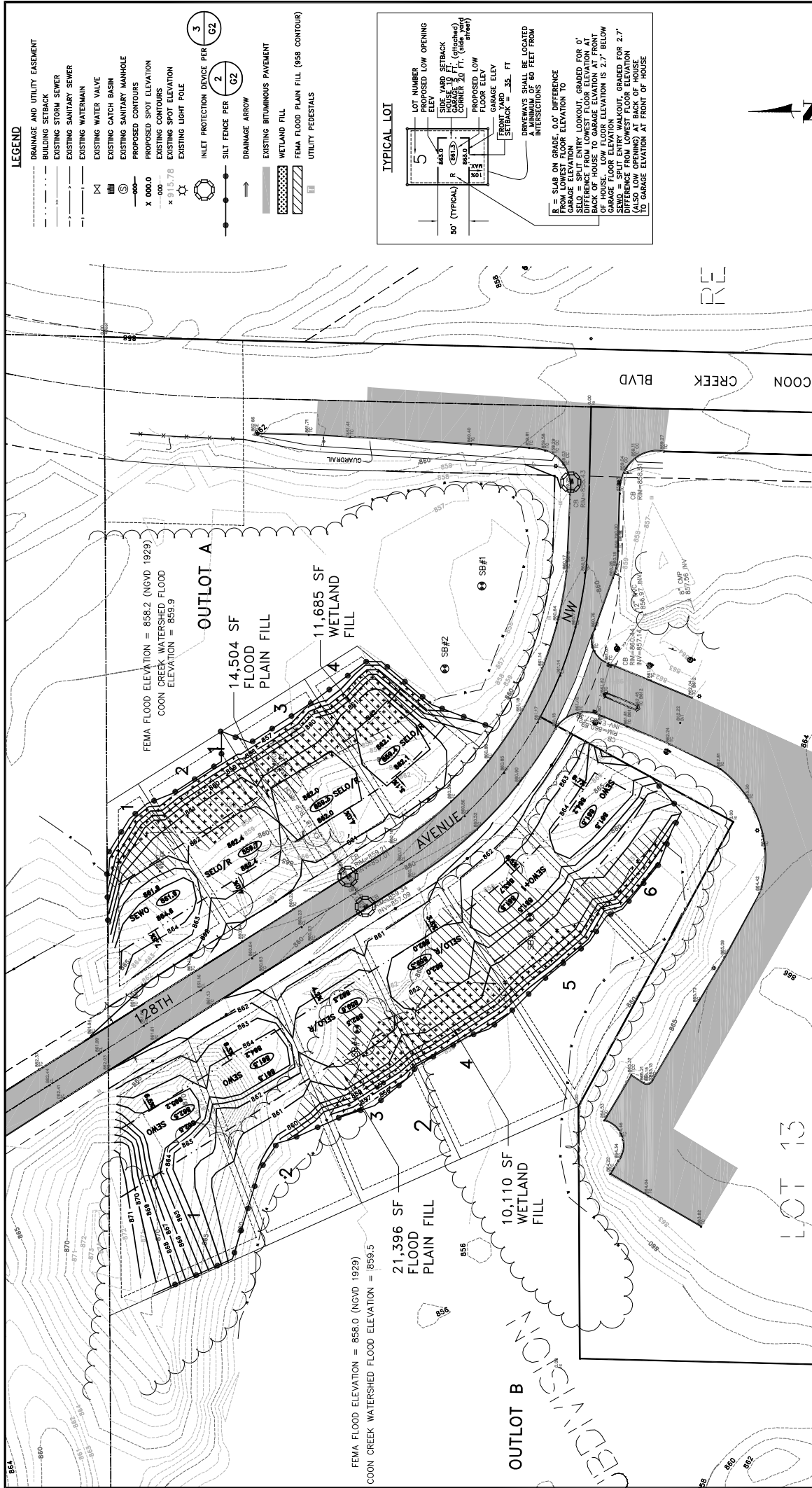
NOTES:

- The property lies within Zone A3, Zone A4, Zone B, and Zone C per FEMA Firm Panel H40-01-0001 Community No. 270011A dated March 15, 1977. The base flood elevation for Zone A3 affecting the portion of property lying South of 128th Avenue NW is 858.0 (NGVD 1929). The base flood elevation for Zone A4 affecting the portion of property lying North of 128th Avenue NW is 858.2 (NGVD 1929).
- The existing contour data as shown is LIDAR contours obtained from the Minnesota Department of Natural Resources and field survey along 128th Avenue NW.
- Wetlands were delineated by others.
- Property includes PID No. 04-31-24-43-0003 & PID No. 04-31-24-43-0004.
- Croon Creek Watershed Flood Elevations as shown are based on current Atlas 14 Model.




Municipality:	City of Coon Rapids	Building Setbacks:	Front: 35 feet
Existing Zoning:	(LDR-2) Low-Density Residential (MDR) Moderate-Density Residential		Rear: 35 feet
			Side: 20 feet (street)
Proposed Zoning:	(LDR-2) Low-Density Residential		10 feet (house)
			5 feet (attached garage)
Proposed Use:	Single Family Residential	Lot Summary:	10 Single Family Residential
Watershed District:	Coon Creek Watershed District	Number of Lots:	2 Outlots
Road Mileage:	none	Owner/Subdivisor	Douglas P. Lawrence JoAnn A. Lawrence Bradley J. Lawrence (Lawrence Properties 1, LLC) 2477 Main Street NW Coon Rapids, MN 55448 (763) 755-4030
Street Lighting	as required		
Proposed Utilities:	Water: Municipal (available) Sewer: Municipal (available)		
Plot Area:	Total Area: 1,059,988 sq. ft. = 24.32 acres Proposed ROW: 175,704 sq. ft. = 4.03 acres Park Area: 0 sq. ft. = 0.00 acres Easement: 0 sq. ft. = 0.00 acres Ponding: 0 sq. ft. = 0.00 acres	Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860

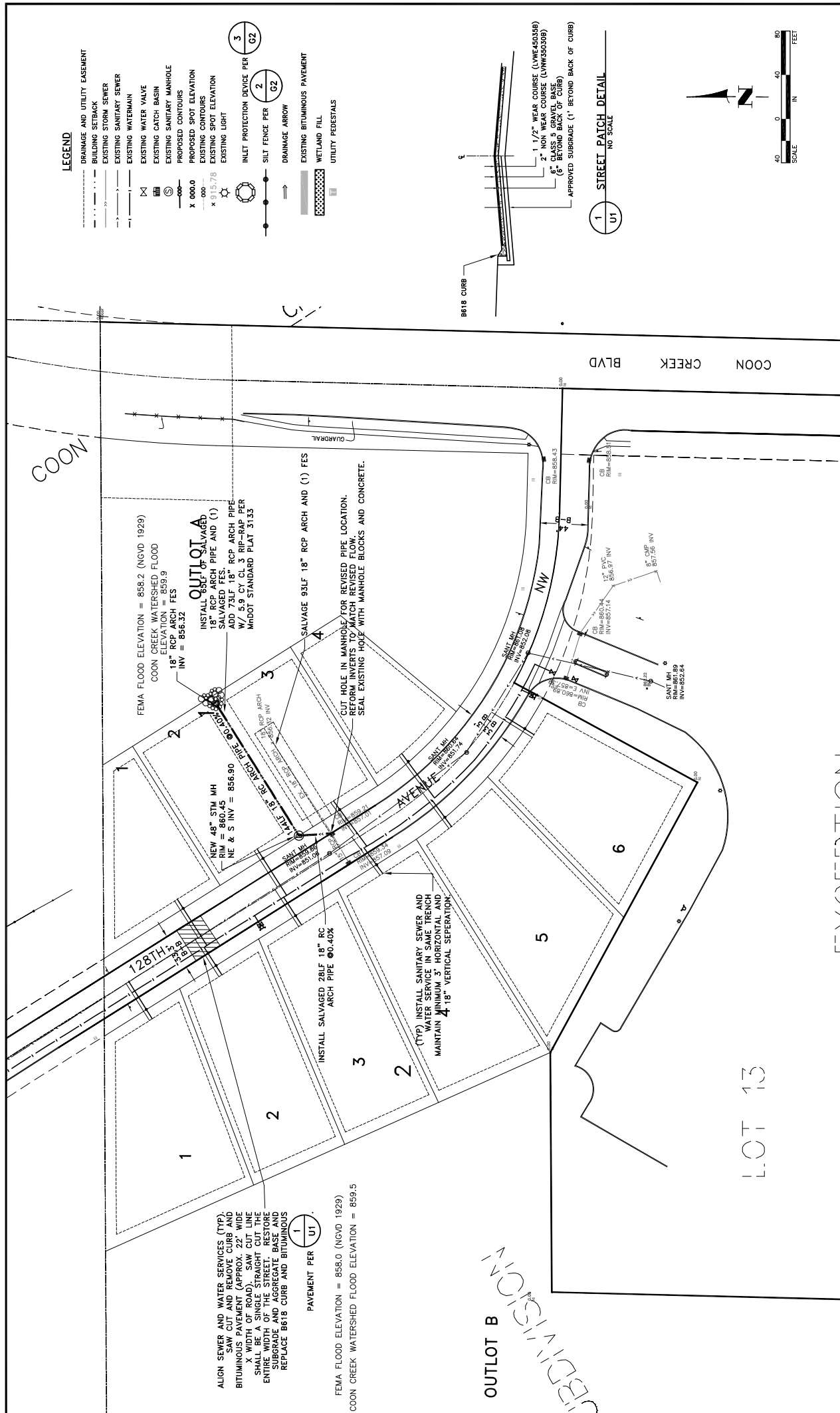




GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS (651-454-0002).
2. ALL SITE WORK SHALL CONFORM TO THE NPDES PERMIT AND SWPP PLAN.
3. SILT FENCE AND OTHER EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL REMOVE ALL EROSION CONTROL (OFF-SITE) AFTER SITE HAS BEEN STABILIZE. THIS WORK SHALL BE INCIDENTAL TO THE PAY ITEMS.
4. ALL EXPOSED SOIL WITH SLOPES OF 4:1 AND LESS SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS OF ACTIVELY BEING WORKED AND ALL SOILS WITH SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITHIN 7 DAYS.
5. ALL PUBLIC STREETS SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING MAY BE REQUIRED AND SHALL BE AT THE CONTRACTORS COST.
6. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL INSTALL ROCK ENTRANCES (BOTH SIDES OF ROAD) PER DETAIL 

DATE	REVISION	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  _____ Brent M. Larson Date 9/18/13 Lic. No. 45850		Hakanson Anderson Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.hakanson-anderson.com	LAWRENCE PROPERTIES 1, LLC LAWRENCE ESTATES	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN CITY OF COON RAPIDS, MINNESOTA	SHEET G1 OF G1 SHEETS

[illegible]



TO: Scott Harlicker, City Planner
FROM: Kevin Kawlewski, City Engineer
SUBJECT: Preliminary Plan Review
Lawrence Estates
DATE: December 10, 2013

I have completed my review of the preliminary site plans including grading and utility plans prepared by HAA dated 8/29/13 and revised 12/05/13. It is my understanding that this is a preliminary plat review under consideration by the Planning Commission at the December, 2013 meeting.

The plat includes the proposed development of 10 new single family lots along 128th Avenue NW west of Coon Creek Boulevard. A portion of the project area will impact wetlands in the area along with floodplain adjacent to Coon Creek. The project proposes to fill 35,900 square feet of flood plain and 21,795 square feet of wetland. The floodplain impact will need to be mitigated at a 1 to 1 ratio within the same flood plain area. The wetland mitigation requirements are proposed to be mitigated through the purchase of wetland credits from a local wetland bank.

The Flood Emergency Management Association (FEMA) 100-year flood elevation is 858.0 on the south and west side of 128th Avenue and 858.2 on the north and east side of the street. The lowest opening on any structure built in this area, per code, is required to be 2 feet above the 100-year flood elevation or else flood insurance will be required on the property. Some of the building pads shown on the grading plan will need to be adjusted accordingly. In addition to this, the Coon Creek WMO is reviewing the watershed with new rainfall data and the localized flood elevation could potentially be raised to an 859.9 elevation.

Public utilities including sanitary sewer, water main and storm sewer have previously been installed with the construction of 128th Avenue NW. The project will include the extension of sanitary sewer and water services to the individual lots and the relocation of the storm sewer discharge pipe. All excavations under the roadway for these installations will be restored to its original condition.

The Planning Commission is being requested to consider approval of the preliminary plat. Approval is recommended with the following conditions:

- The floodplain impact will need to be mitigated at a 1 to 1 ratio within the same flood plain area. The developer will need to submit a floodplain mitigation plan prior to any further approvals.
- The wetland impacts are required to be mitigated at a ratio of 2:1. It is the intent of the developer to purchase credits from a wetland bank to offset the impacts. Proof of the purchase will need to be provided to the City prior to placing fill in the wetlands.
- The plan will need to be submitted for review by Coon Creek as a condition of final plat approval.

- Building elevations on the grading plan will need to be required to have a 2 foot clearance from the lowest structure opening to the approved 100-year flood elevation.
- The developer will need to submit for approval a set of construction plans for the final improvements to be constructed with the project. This will need to be completed in conjunction with the final plat and construction will not be allowed until the construction plans are approved.

Cc: Tim Himmer, Public Works Director



Planning Commission Regular

5.

Meeting Date: 12/19/2013
Subject: Foley Boulevard Station Area Planning Update
From: Matt Brown, Community Development Specialist

INTRODUCTION

Staff will provide an update on the Foley Boulevard station area planning process that recently started.

ACTIONS

NA

60 DAY RULE

NA

LOCATION

Foley Boulevard generally between Coon Rapids Boulevard and East River Road.

DISCUSSION

In November the City kicked off its Foley Boulevard Station Area Planning project with the consultant team of HKGi and SEH. Funded through a grant from the Metropolitan Council, the planning initiative will seek to guide future development and infrastructure improvements so they support and accommodate potential future transportation investments, such as a stop for the Northstar Commuter Rail and/or Northern Lights Express, the high speed rail to Duluth.

Over the last month the consultant team has worked to become more familiar with the Foley Boulevard Station Area. This has included meeting with agency representatives such as Metro Transit, MnDOT, Anoka County, and Northern Lights Express. The consultant team also met with property owners to learn about their future plans and any concerns they may have about planned improvements in the study area.

Attached is a summary of the project that was provided to property owners who attended the stakeholder meetings on December 3rd and 4th. The consultant team has nearly completed Tasks 1 and 2 of the 8-month planning process. One final step in Task 2 is to summarize and share what the team has learned with the Planning Commission to solicit their feedback and comments. Planning Staff will present the consultant team's summary at the upcoming Planning Commission meeting.

Planning Commissioners may also want to mark their calendars for the charrette "pin-up" planned for Wednesday, January 8th from 3:30 to 5:30 p.m. at City Hall. The "pin-up" will be an opportunity for agencies, property owners, commissioners, and City Council members to provide their thoughts on the preliminary concepts for the study area generated earlier in the day by the consultant team and city staff.

RECOMMENDATION

No action is requested at this time.

Attachments

Planning Process, Charrette Invitation

Location Map

PURPOSE

The City of Coon Rapids received a grant from the Metropolitan Council to complete a planning study around the Foley Boulevard Park-and-Ride to ensure future development and infrastructure improvements support and accommodate potential future transportation investments, such as a stop for the Northstar Commuter Rail and/or Northern Lights Express to Duluth. This long-range planning effort is intended to identify potential future land use configurations, as well as roadways connectivity and pedestrian/bicycle infrastructure improvements. It is anticipated that private and public redevelopment in the study area will occur over a number of years

The consultant team kicked off the study in November meeting with agency staff to understand existing and future plans for transportation improvements in the study area. The consultant team is meeting with community Stakeholders in early December to gain insight of their concerns and any future plans for property they own or operate a business on within the study area. Stakeholders will be encouraged to provide their thoughts again during Tasks 3 and 4 as shown in the schedule to the right.

Follow the study's progress at
www.foleyblvdstation.com.

MARK YOUR CALENDAR

A "pin-up" of the ideas generated during the Charrette will be available for review and discussion at Coon Rapids City Hall on Wednesday, January 8th from 3:30 to 5:30 p.m.



Study Area

Months	Nov	Dec	Jan	Feb	March	April	May	June
Steps								
1. Station Area Planning Kick-Off	<div><div></div><div></div></div> <div><div></div><div></div></div>							
2. Inventory & Alternatives Analysis		<div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div>						
3. Design Workshop			<div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div><div></div></div>					
4. Identifying Implementation Strategies					<div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div>			
5. Station Area Planning Wrap-Up						<div><div></div><div></div></div> <div><div></div><div></div></div>		

■ **Project Management Team**

● **Developer Roundtable**

+ Stakeholders

City Council /or Commissions

▲ Community

Agency Representatives

Schedule





**Foley Boulevard TOD Area/
TOD Project Site**

Foley Boulevard Aerial



 Northstar Commuter Rail

